

Evolving Code 3

Subject: Vertical Clearance at Existing Multi-Story Parking Facilities

2016 CBC Sections: §11B-502.5

Explanation: Currently, parking spaces, access aisles, and vehicular routes serving them are required to have a vertical clearance of 98" minimum. This is a difficult requirement to meet at existing garages, and filing of technical infeasibility is typically required. DSA is proposing to include an exception to allow lowered ceiling height of 80" minimum for non-van parking spaces, access aisles, and vehicular routes in existing multi-story parking facilities. An 80" minimum vertical clearance complies with the 2010 ADA Standards for Accessible Design.

Proposed Language under §11B-502.5 Exception: *In existing multi-story parking facilities, car parking spaces, access aisles, and vehicular routes serving them shall provide a vertical clearance of 80" (2032 mm) minimum. Existing vertical clearance in excess of 80" (2032 mm) shall be maintained in compliance with Section 11B-108.*

M|O Opinion: If this exception gets codified, documenting technical infeasibility will no longer be required and will help streamline permitting processes.

